



**LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION AGENDA - AMENDED**

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, May 14, 2014 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the April 9, 2014 meeting
7. Old Business
8. **Open Hearing**

New Business

PZ 14- 008 Sprint (applicant) with Franciscan Tertiary Province of the Sacred Heart (property owner) regarding the property located at 1801 35th Street, Oak Brook, IL 60523 for the following:

- (A) Zoning Code Variance Request to permit more than three antennas on a structure.

PZ 14- 009 Burgess Square Healthcare and Rehabilitation Centre regarding the property located at 5801 South Cass Avenue, Westmont, IL 60059 for the following:

- (A) Site and landscaping plan approval for a nursing home parking lot addition in the R-4 General Residence District.

PZ 14- 010 - Cass Avenue Dream Homes LLC regarding the properties located at 408, 412 and 414 North Cass Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to reduce the required front yard setback in the R-4 General Residence District for the purpose of constructing a 6 unit townhome building within the setback.
- (B) Zoning Code Variance Request for relief from the maximum allowable density. The R-4 General Residence District requires a minimum lot area of 127,800 square feet and the petitioner is proposing 83,700 square feet in order to build 4 townhome buildings with approximately 8 three-bedroom units and 14 two-bedroom units.
- (C) Site and landscaping plan approval.
- (D) Preliminary subdivision approval.



PZ 14-011 Great Lakes Auto Sports with Frank Zygmunt, Jr. (property owner) regarding the property located at 6 S 611 Vandustrial Drive, Westmont, IL 60559 for the following:

- (A) Special-Use Permit request to allow the retail sale of classic automobiles as an accessory use on the subject lot, located in the “M” Manufacturing District. The primary use for the subject lot is restoring and servicing classic automobiles.

PZ 14-012 ITEM CONTINUED TO JUNE 11, 2014

Pathway Development Partners (contract purchaser) with First Illinois Bank of LaGrange (property owner) regarding the property located at 407 West 63rd Street, Westmont, IL 60559 for the following:

- (A) Map Amendment request to rezone the property at 407 West 63rd Street from R-4/PD General Residence District / Planned Development to R-6 Special Residence District.
- (B) Site and Landscaping Plan approval to build an assisted living facility.
- (C) Preliminary Plat of Subdivision.

PZ 14-013 Hinsdale-Westmont Veterinary Center (contractor purchaser) with Shiv Sagar, Inc. (property owner) regarding the property located at 115 East Ogden Avenue, Westmont, IL 60059 for the following:

- (A) Special Use permit request to operate a veterinarian office in the B-2 General Business District.
- (B) Zoning Code Variance request for a veterinarian office to be located within 100 feet of a residence district.
- (C) Special Use permit request to operate a kennel in the B-2 General Business District.
- (D) Zoning Code Variance request for a kennel to be located within 100 feet of a residence district.

PZ 14-014 Village of Westmont regarding a Zoning Code text amendment as follows:

- (A) Amend Appendix A, Article VII of the Westmont Zoning Code regarding adding language to allow breweries within the B-2 General Business District.

9. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact Mr. R. R. Searl ADA Compliance Officer, 9:00 A.M. to 5:00 P.M. Mon. through Fri., Village of Westmont, IL, 60559; or (630) 981-6200 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson